113.0	0008	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	594,300 / 594,300
					USE VALUE:	594,300 / 594,300
					ASSESSED:	594,300 / 594,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
538		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAVIN WILLIAM F
Owner 2:	WHALEN ERIN C
Owner 3:	
Street 1:	538 SUMMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOCKOVEN PETER M/ETAL -
Owner 2:	BOCKOVEN MOORE CHRISTINE -
Street 1:	538 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,508 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1404 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4508.000	244,500		349,800	594,300
Total Card	0.103	244,500		349,800	594,300
Total Parcel	0.103	244,500		349,800	594,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.29 | /Parcel: 423.2

Legal Description

User Acct 72691

GIS Ref

GIS Ref

Insp Date 10/12/18

Entered Lot Size

Total Land:

Land Unit Type:

!8824!

PREVIOUS ASSESSMENT

Parcel ID 113.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	244,600	0	4,508.	349,800	594,400	594,400	Year End Roll	12/18/2019
2019	101	FV	212,600	0	4,508.	344,800	557,400	557,400	Year End Roll	1/3/2019
2018	101	FV	219,500	0	4,508.	264,800	484,300	484,300	Year End Roll	12/20/2017
2017	101	FV	219,500	0	4,508.	249,900	469,400	469,400	Year End Roll	1/3/2017
2016	101	FV	219,500	0	4,508.	229,900	449,400	449,400	Year End	1/4/2016
2015	101	FV	207,500	0	4,508.	214,900	422,400	422,400	Year End Roll	12/11/2014
2014	101	FV	207,500	0	4,508.	197,900	405,400	405,400	Year End Roll	12/16/2013
2013	101	FV	207,500	0	4,508.	197,900	405,400	405,400		12/13/2012

PRINT

Date	Time
12/10/20	23:22:01

LAST REV

Date	Time
10/16/18	09:00:43
apro	
8824	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOCKOVEN PETER	42370-379		3/31/2004		373,000	No	No		
STAHL PAUL R	24176-567		1/19/1994		150,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2011	893	Redo Bat	5,500	C				
7/12/2001	463	Porch	2,500	C				REPAIR FRONT STEPS
6/2/1998	351	Manual	3,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	CC	Chris C
4/25/2012	Info Fm Prmt	BR	B Rossignol
12/12/2008	Meas/Inspect	336	PATRIOT
7/28/2004	MLS	MM	Mary M
2/9/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	72691
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4508		Sq. Ft.	Site		0	70.	1.11	6			Med. Tr	-10					349,802						349,800	

Total AC/HA: 0.10349 | Total SF/SM: 4508 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 349,802 | Spl Credit | Total: 349,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	73600
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332224
Depreciation:	87707
Depreciated Total:	244517

COMMENTS

OF=SINK & TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

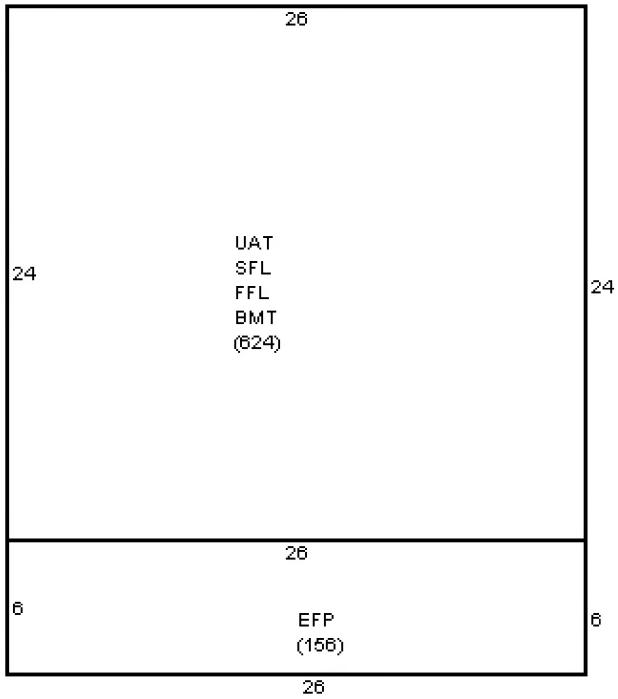
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.38
Special Features:	0	Val/Su Net:	111.95
Final Total:	244500	Val/Su SzAd	195.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	624	49.610	30,958
FFL	First Floor	624	165.380	103,194
SFL	Second Floor	624	165.380	103,194
EFP	Enclos Porch	156	43.780	6,830
UAT	Upper Attic	156	92.610	14,447
	Net Sketched Area:	2,184	Total:	258,623
Size Ad	1248	Gross Are	2652	FinArea 1404

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0008-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc